

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

244 AMESS STREET CARLTON NORTH VIC 3054

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,562,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,507,500

Property type

House

Suburb

Carlton North

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

17 AMESS STREET CARLTON NORTH VIC 3054	\$1,610,000	23-Nov-24
314 STATION STREET CARLTON NORTH VIC 3054	\$1,402,500	16-Aug-24
622 DRUMMOND STREET CARLTON NORTH VIC 3054	\$1,715,000	14-Sep-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 08 January 2025



**17 AMESS STREET CARLTON
NORTH VIC 3054**

3 1 1

Sold Price ^{RS} **\$1,610,000** Sold Date **23-Nov-24**

Distance **0.64km**



**314 STATION STREET CARLTON
NORTH VIC 3054**

3 1 1

Sold Price **\$1,402,500** Sold Date **16-Aug-24**

Distance **0.89km**



**622 DRUMMOND STREET
CARLTON NORTH VIC 3054**

3 1 1

Sold Price ^{RS} **\$1,715,000** Sold Date **14-Sep-24**

Distance **1.05km**

RS = Recent sale UN = Undisclosed Sale

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